

**FOR SALE**

By Private Treaty



**39 Seven Springs, Newbridge, Co. Kildare, W12TK74**



**4**



**3**



**1,582 sq.ft.**

**BER C2**

**GUIDE PRICE: €465,000**

**JORDAN**

## SUPERB DETACHED 4 BEDROOM RESIDENCE ON LARGE CORNER SITE

Jordan Auctioneers are delighted to present this attractive four-bedroom detached two-storey residence, set on a generous corner site of approximately 0.23 acres. Positioned at the end of a quiet cul-de-sac within the development, the property enjoys a wonderfully private setting surrounded by mature trees and hedging, creating a peaceful oasis close to the town centre. Built in 1989, the house extends to approximately 147 sq.m. (1,585 sq.ft.) and is presented in good condition throughout. Notable features include dual oil-fired and solid fuel central heating, an insert stove, PVC triple-glazed windows and an attached garage offering excellent potential for conversion.



The accommodation begins with a welcoming entrance hall leading to a comfortable sitting room featuring a fireplace with back boiler and insert stove. To the rear, the kitchen/dining room is fitted with built-in floor and eye-level units and opens to the rear garden through French doors. A utility room, guest WC and internal access to the garage are located just off the kitchen. Upstairs, there are four well-proportioned bedrooms, including a main bedroom with ensuite, along with a family bathroom.



The property is located within the sought-after Seven Springs development, a mature enclave of just 56 detached homes situated off the Standhouse Road, approximately 1.5 km from Newbridge Town Centre. A church and primary school are within 500 metres, while the world-renowned Curragh Plains — offering c. 4,500 acres of open parkland ideal for walking, cycling and running, only 1.5 km away.

Newbridge is a thriving commuter town with excellent educational, recreational and shopping facilities on its doorstep. The area benefits from superb transport links, including a regular bus service from Main Street, easy access to the M7 at Junction 12 (Ballymany), and frequent commuter rail services to Heuston Station and Grand Canal Dock, making it an ideal location for city commuters.



For the sporting enthusiast, the area offers a wealth of amenities including GAA, rugby, soccer, fishing, canoeing, hockey, basketball, athletics, swimming, gyms, leisure centres, horse riding, golf and horse racing at the Curragh, Naas and Punchestown.

## Accommodation

### Entrance Hall (13.12 ft x 8.53 ft / 4.00 m x 2.60m )

with wooden floor and coving.



### Sitting Room (16.50 ft x 13.29 ft / 5.03 m x 4.05m )

with wooden floor, coving, wall lights, mahogany surround fireplace with marble insert and hearth (back boiler) and insert stove.



### Kitchen/Dining Room (25.43 ft x 10.17 ft / 7.75 sq.m x 3.10 sq.m)

with built in ground and eye level presses, plumbed, tiled floor, coving, s.s. sink unit, hotpress and French doors leading to rear garden.

**Utility Room** plumbed and shelving.

**Toilet** w.c., w.h.b.

### Garage (19.46 ft x 10.17 ft / 5.93 sq.m x 3.10 sq.m )

## FIRST FLOOR

### Bathroom

walk-in rainwater shower, w.c., vanity w.h.b., heated towel rail, fully tiled floor and walls.



### Bedroom 1 (13.88 ft x 9.84 ft) (4.23 m x 3.00 m)

with laminate floor and coving.



**En-suite** electric shower, w.c., vanity w.h.b., fully tiled floor and walls

### Bedroom 2 (9.84 ft x 9.51 ft / 3.00 sq.m x 2.90 sq.m)

with laminate floor and coving.



### Bedroom 3 (9.84 ft x 8.20 ft / 3.00 sq.m x 2.50 sq.m)

with laminate floor and coving.



### Bedroom 4 (9.84 ft x 7.55 ft) (3.00 m x 2.30 m)

with laminate floor, coving and closet.

## Features

- Set on a wonderful oasis of c. 0.23 acres
- Located at the end of a quiet cul de sac
- PVC triple glazed windows
- Dual oil fired/solid fuel central heating
- c. 147 sq.m. (c. 1,585 sq.ft.) of accommodation
- Walking distance of Town Centre
- Excellent educational, recreational and shopping facilities closeby
- Superb road and rail infrastructure with bus, motorway and train service.



## Inclusions

TBC

## Outside

Approached by driveway to front the property stands on a large c. 0.23 acre site at the end of a cul de sac, laid out mainly in lawn enclosed by trees and hedges providing a wonderful oasis in the Town location.



## Services

Mains water, mains drainage, dual oil fired/solid fuel central heating, refuse collection

## Negotiator | Liam Hargaden

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## Viewings

Strictly by Appointment with the Sole Selling Agents.

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